

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Milwaukee County Consortium

State: WI

PJ's Total HOME Allocation Received: \$18,541,331

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|---------------|---------------|-------------------------------|-------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: | 10 | | | |
| % of Funds Committed | 89.34 % | 94.61 % | 9 | 91.92 % | 36 | | 32 |
| % of Funds Disbursed | 79.72 % | 91.18 % | 9 | 82.65 % | 25 | | 29 |
| Leveraging Ratio for Rental Activities | 7.54 | 3.57 | 1 | 4.67 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 89.13 % | 98.89 % | 10 | 81.09 % | 37 | | 36 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 58.27 % | 80.32 % | 10 | 68.72 % | 26 | | 29 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 65.46 % | 76.73 % | 9 | 79.93 % | 11 | | 13 |
| % of 0-30% AMI Renters to All Renters*** | 24.23 % | 51.26 % | 9 | 44.94 % | 15 | | 18 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 72.68 % | 87.29 % | 10 | 94.87 % | 3 | | 4 |
| Overall Ranking: | | | In State: | 10 / 10 | Nationally: | 17 | 22 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$15,551 | \$14,522 | | \$25,717 | 194 | Units | 14.10 % |
| Homebuyer Unit | \$3,663 | \$13,907 | | \$14,669 | 505 | Units | 36.70 % |
| Homeowner-Rehab Unit | \$13,171 | \$15,702 | | \$20,391 | 678 | Units | 49.20 % |
| TBRA Unit | \$0 | \$2,715 | | \$3,201 | 0 | Units | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$88,070 | \$33,503 | \$13,894 |
| State:* | \$63,508 | \$73,551 | \$17,520 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|--|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 70.4 | 90.0 | 94.7 | 0.0 | Single/Non-Elderly: | 25.4 | 26.4 | 16.9 | 0.0 |
| Black/African American: | 13.4 | 1.2 | 1.6 | 0.0 | Elderly: | 28.9 | 0.8 | 37.6 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.4 | 0.0 | Related/Single Parent: | 16.2 | 26.0 | 18.1 | 0.0 |
| American Indian/Alaska Native: | 2.1 | 0.8 | 0.0 | 0.0 | Related/Two Parent: | 10.6 | 42.6 | 25.6 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 19.0 | 4.2 | 1.8 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.1 | 0.0 | | | | | |
| Black/African American and White: | 1.4 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.1 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 1.0 | 0.1 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 12.7 | 7.0 | 2.8 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 41.5 | 24.6 | 37.6 | 0.0 | Section 8: | 15.5 | 0.2 [#] | | |
| 2 Persons: | 41.5 | 14.4 | 24.8 | 0.0 | HOME TBRA: | 0.7 | | | |
| 3 Persons: | 7.0 | 19.6 | 14.1 | 0.0 | Other: | 3.5 | | | |
| 4 Persons: | 7.7 | 26.6 | 10.5 | 0.0 | No Assistance: | 80.3 | | | |
| 5 Persons: | 2.1 | 11.0 | 7.4 | 0.0 | | | | | |
| 6 Persons: | 0.0 | 2.0 | 3.4 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 1.6 | 1.3 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.2 | 0.7 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 75 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

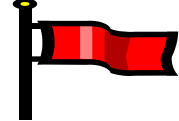
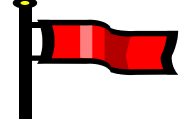
State: WI

Group Rank: 17
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 22
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 89.13 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 58.27 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 65.46 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 72.68 |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 3.03 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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